
**Z-2439
KALAN HOMES, LLC
RAVENSWOOD AT HICKORY RIDGE PLANNED
DEVELOPMENT
FINAL DETAILED PLANS
RESOLUTION PD-11-02**

**STAFF REPORT
April 27, 2011**

Z-2439

KALAN HOMES, LLC

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Staff Report
April 27, 2010

BACKGROUND:

On December 15, 2010, APC, by unanimous vote, recommended approval of a reclassification from PDRS to PDRS for 5.26 acres of land in Tippecanoe County for the Ravenswood at Hickory Ridge Planned Development. The Tippecanoe County Commissioners rezoned the site on January 3, 2011.

The development will consist of 24 condominium units in individual single-family style buildings. These new buildings will join the eleven completed 4-plex buildings, community center and three 4-plex building sites already in place under the original planned development (Z-2151).

Petitioner's Final Detailed Plans, consisting of Construction Plans only, meet all conditions required at this stage of development. After recordation, this approval will allow the developer to begin the grading and infrastructure work but will not allow them to apply for building permits to begin construction of the condominium buildings. Bonding for landscaping and possibly the stormwater management improvements shall be requested at the Final Plat stage. Once the Final Plat and bonding requests are submitted and an accompanying resolution is adopted by the Area Plan Commission or Executive Committee, the developer will be clear, after recordation, to apply for building permits for the condominiums.

STAFF RECOMMENDATION:

Approval of Resolution PD-11-02

RESOLUTION PD-11-02

WHEREAS Preliminary Plans for **RAVENSWOOD AT HICKORY RIDGE PLANNED DEVELOPMENT**, are approved as part of Z-2439, with conditions attached; and

WHEREAS all conditions of approval necessary for Construction Plans have been met; and

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the Tippecanoe County Commissioners on January 3, 2011;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **RAVENSWOOD AT HICKORY RIDGE PLANNED DEVELOPMENT**, does hereby find them to conform to the Approved Preliminary Planned Development Z-2439 as adopted and passed by the Tippecanoe County Commissioners.

CARL D. GRIFFIN, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE